

## Secured Business Loan for SME - Key Fact Statement

Enjoy liquidity with Mashreq's Secured Business Loan to grow your business, meet your working capital requirements or any other professional need without liquidating your property.

### Key features of the product:

- Combination of Overdraft & Term Loan facility. Flexibility of Overdraft and "pay as you use" interest cost
- High Limits up to AED 8.0 Mio with higher LTV @ 120%
- Flexible payment options up to 96 months
- Simple Application & Approval Process for the facility

### WARNING - KEY OBLIGATIONS OF THE CUSTOMER & CONSEQUENCES IN CASE OF FAILURE TO MEET THE SAME:

Responsibility	Failing Which
<ul style="list-style-type: none"> <li>• Pay the monthly instalment on or before the due date</li> <li>• In case of transferring money online from outside of Mashreq, or paying through cheque, ensure payment is done 3 working days before due date</li> </ul>	<p>You will be charged with late payment fee as per schedule of charges</p> <ul style="list-style-type: none"> <li>• Any missed/delayed loan instalment payment, we will record the details with a Al Etihad Credit Bureau which could damage your credit score or history and may make it more difficult for you to obtain credit in the future</li> <li>• In case of continued non-payment, the bank will employ all available measures to recover the due amount. This may include, and not be limited to, reaching out to you on the phone, over emails, by conducting physical visits to your home or place of employment, or filing a police complaint or a court case in all relevant jurisdictions</li> </ul>
Please ensure all correspondence with the bank is always kept secure	Your personal financial details, if compromised at your end, may be mis-used by fraudsters.
Please keep the bank informed of any changes in your contact details or IDs (cell phone, email address, Emirates IDs, passport, Trade License, etc.).	Expired documents or outdated details may hamper our ability to process transactions or reach out to you in time of need.
Please pay all the charges as applicable to your approved facility	Non-payment/non-regularization of credit limits may result in extra fees or charges and the bank will employ all available measures to recover the due amount/charges. This may include, and not be limited to, reaching out to you on the phone, over emails, by conducting physical visits to your home or place of employment, freeze of limits or filing a police complaint or a court case in all relevant jurisdictions.
In the Event OF Default	The Bank may take possession of the property and sell the property which secures the mortgage loan when the customer is in default.

	In case of continued non-payment, the bank will employ all available measures to recover the due amount. This may include, and not be limited to, reaching out to you on the phone, over emails, by conducting physical visits to your home or place of employment, or filing a police complaint or a court case in all relevant jurisdictions.
Exceed limit utilization	Product cannot exceed its authorized limit or be allowed to draw on an overdraft facility and that any transaction resulting in the limit being exceeded may be rejected and may incur Fees.

## SERVICES: FEES & CHARGES\*

Schedule of charges	Charges (Vat Inclusive)	Illustration
<b>Rate of Interest</b>	<p>For Overdraft: 8% to 10% Example: Higher of (3MEIBOR + agreed spread (e.g.:4.25%) or minimum rate of 6%.</p> <p>On reducing balance basis. Interest to be built-in component of EMI.</p> <p>Note: 3MEIBOR will be fixed on 1st of every calendar quarter.</p>	<p>For Overdraft:</p> <p>Interest will be applicable on the amount utilized i.e.</p> <ul style="list-style-type: none"> <li>• OD Limit – AED 1,000,000</li> <li>• Rate of Interest – 10%</li> <li>• Avg utilization – 80% per month</li> <li>• Interest for the month – <math>AED\ 1,000,000 * 80% * 10% * 30/360 = AED\ 6,667/-</math></li> </ul> <p>For Term Loan</p> <p>Loan amount AED 1,000,000</p> <p>Tenor 84 months</p> <p>Interest rate 6.5% Appx Monthly Instalment for 1st year - AED ~15,000/</p>
<b>Processing Fee Fresh</b>	1% of the Limit and 2% for OD limit	<p>Fee applied 1% x Loan amount AED 1,000,000 = AED 10,000 + VAT</p> <p>The fee will be deducted from the disbursed amount and rate will be applicable as per final approval.</p>
<b>Life Insurance Fee</b>	Credit Life: 0.165% p.a.	<p>Life Insurance Fee will be @0.165% x Loan amount AED 1,000,000 = AED 1,650/-</p> <p>This is a preferential fee that the bank has arranged as part of a group cover. This fee is therefore subject to change from time to time during the tenure of the loan. This fee will be charged annually in addition to your regular instalment.</p> <p>Note: You have the option to choose insurance cover from another provider listed with Mashreq. However, if you choose to go for another provider, you will have to arrange the cover for full tenure of the loan.</p>

<b>Property Insurance</b>	0.06% p.a. exclusive of VAT	Life Insurance Fee will be @0.06% x Property Value AED 1,000,000 = AED 630/-
<b>Early settlement</b>	5% of the outstanding amount – Through Own Sources 5% of the outstanding amount – Bank Buyout 1% of the outstanding amount – Top up	Loan outstanding: AED 1,000,000 Early settlement fee 5% inclusive of VAT: AED 1,000,000*5% + 5%*(1,000,000*5%) = AED 52,250/- Accrued interest till date: AED 2,000 Moratorium Interest: AED 3,000 Settlement amount AED 1,000,000 + AED 52,250 + AED 2,000 + AED 3,000 = AED 1,057,250/-
<b>Pre-Approval Fee</b>	AED 1,000 + VAT will be collected at the loan application stage; however same will be adjusted from processing fee at conversion stage.	
<b>Late Payment Fee</b>	AED 300 p.m. if payment not received / received after the due date	
<b>Property Valuation</b>	AED 2,500 + VAT to be taken upfront from the customer at the time of application stage. For pre-approval valuation to be conducted at conversion to approval stage	

\* Click [www.Mashreq.com/soc](http://www.Mashreq.com/soc) to know more.

Mashreqbank psc has the right to change the Terms and Conditions, interest rates, fees and charges according to Bank's policy, and any changes thereof will be notified 60 days in advance of the change and implementation.

Your Right to Cancel: If you happen to change your mind and want to cancel the agreement please ensure that you do it in 5 working days of signing the agreement and repay the amount approved with applicable charges. The Bank will not be permitted to charge interest/profit on accrued interest/profit of any Credit Product granted to Consumers.

I/We acknowledge receipt of Key fact sheet for Mashreqbank PSC Secured Business Loans

I/We hereby acknowledge receipt of Key Fact Statements for Secure Business Loan product from Mashreqbank PSC.

Full Name as per account title

Signature

Date (DD/MM/YYYY)